

## **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN to you, because your interest may be affected, that the City Council of the City of Carlsbad will hold a public hearing at the Council Chambers, 1200 Carlsbad Village Drive, Carlsbad, California, at 6:00 p.m. on Tuesday, March 26, 2013, to consider certification of an Environmental Impact Report, including the approval of Candidate Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program; and approval of General Plan Land Use, Circulation and Open Space and Conservation Element Amendments, Zone Change, a Master Plan identifying five residential areas, three community facilities areas, and four Open Space areas for the purpose of regulating the future development of 656 residential units and community facilities, Local Facilities Management Plan to subdivide 156 acres into 17 lots, mass grade and provide backbone infrastructural improvements on property generally located at south of Haymar Drive and west of College Boulevard in the northeast quadrant of the city in local facilities management zone 25 and more particularly described as:

That portion of Rancho Agua Hedionda, in the City of Carlsbad, County of San Diego, State of California, according to partition map thereof No. 823, filed in the Office of the County Recorder of said San Diego County, November 16, 1896 and also described as Assessor's Parcel Number 167-040-11-00 and;

That portion of Rancho Agua Hedionda, in the City of Carlsbad, County of San Diego, State of California, according to patent map thereof, recorded in Book 1, Page 150 of patents, filed in the Office of the County Recorder of said San Diego County, and also described as Assessor's Parcel Number 167-040-21-00

Whereas, on March 6, 2013 the City of Carlsbad Planning Commission voted 7-0 to recommend certification of Environmental Impact Report, including a recommendation of approval of Candidate Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program; and recommend approval as modified a General Plan Land Use, Circulation and Open Space and Conservation Element Amendments, Zone Change, a Master Plan identifying five residential areas, three community facilities areas, and four Open Space areas for the purpose of regulating the future development of residential units and community facilities, and Local Facilities Management Plan; and approve as modified a Tentative Tract Map, Hillside Development Permit, Floodplain Special Use Permit, and Habitat Management Plan Permit to subdivide 156 acres into 17 lots, mass grade and provide backbone infrastructural improvements on property generally located south of Haymar Road and west of College Boulevard in the northeast quadrant of the City in Local Facilities Management Zone 25. The recommendation includes removing Planning Areas R-5 and P-5 at the western most portion of the property and reducing the maximum number of residential units from 656 to 600. The Commission's recommendation includes the provision that the 600 units may be increased or decreased by the City Council based on the receipt of financial information provided by the applicant addressing the financial feasibility of the project. Additional modifications include: require a pedestrian trail connection to Simsbury Ct.; remove the Craftsman and European Country architectural styles from the master plan and require all permitted architectural styles to be compatible with an early California or Spanish Colonial style; eliminate the allowance for tandem parking; add a limitation that on the first row of lots fronting Street "A" within the panhandle area for Planning Area R-4 that those structures be limited to a maximum of two stories; and, require that Haymar Drive include lane pavement stripping from College Blvd. south to Street "B" subject to the approval of the City of Oceanside.

Those persons wishing to speak on this proposal are cordially invited to attend the public hearing. Copies of the agenda bill will be available on and after March 22, 2013. If you have any questions, please contact Van Lynch in the Planning Division at (760) 602-4613 or [van.lynch@carlsbadca.gov](mailto:van.lynch@carlsbadca.gov).

If you challenge the Environmental Impact Report, General Plan Amendment, Zone Change, Master Plan and/or Local Facilities Management Plan, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City of Carlsbad, Attn: City Clerk's Office, 1200 Carlsbad Village Drive, Carlsbad, CA 92008, at or prior to the public hearing.

CASE FILE: EIR 11-02/GPA 11-09/ZC 11-04/MP 10-01/LFMP 87-25

CASE NAME: QUARRY CREEK MASTER PLAN

PUBLISH: March 16, 2013

CITY OF CARLSBAD/CITY COUNCIL